020.A	0004	0504.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	357,900	/	357,900
USE VALUE:	357,900	/	357,900
ASSESSED:	357,900	/	357,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 504

Owner 1:	FALLER LINA LUISE/ TRUSTEE
Owner 2:	LINA LUISE FALLER LIVING TRUST
Owner 3:	
Street 1:	3852 PENDIENTE CT APT 203
Street 2:	
Twn/City:	SAN DIEGO
St/Prov:	CA Cntry: Own Occ: N
Postal:	92124 Type:

PREVIOUS OWNER

Owner 1:	FALLER LINA -
Owner 2:	-
Street 1:	34 HAMILTON ROAD #504
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 747 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	357,900			357,900
Total Card	0.000	357,900			357,900
Total Parcel	0.000	357,900			357,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.12 | /Parcel: 479.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	145952
GIS Ref	
GIS Ref	
Insp Date	12/14/17

!1809!

PREVIOUS ASSESSMENT

Parcel ID: 020.A-0004-0504.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	347,800	0	.		347,800	347,800	Year End Roll	12/18/2019
2019	102	FV	324,800	0	.		324,800	324,800	Year End Roll	1/3/2019
2018	102	FV	291,700	0	.		291,700	291,700	Year End Roll	12/20/2017
2017	102	FV	271,600	0	.		271,600	271,600	Year End Roll	1/3/2017
2016	102	FV	260,400	0	.		260,400	260,400	Year End	1/4/2016
2015	102	FV	243,900	0	.		243,900	243,900	Year End Roll	12/11/2014
2014	102	FV	234,600	0	.		234,600	234,600	Year End Roll	12/16/2013
2013	102	FV	234,600	0	.		234,600	234,600		12/13/2012

PRINT

Date	Time
12/10/20	17:22:06

LAST REV

Date	Time
04/09/20	14:39:59
mmcmakin	
1809	

USER DEFINED

Prior Id # 1:	145952
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.: 1809

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FALLER LINA,	74181-234	1	2/25/2020	Convenience	1	No	No		
BENOIT SUSAN E,	67906-578		8/29/2016		360,000	No	No		Pkg spaces 45 & 60. Swap (45) with 32 Hamilto
BEARD JUDITH O	40931-433		9/18/2003		256,400	No	No		
KRINSKY LISA EL	33113-411		6/22/2001		202,000	No	No		
KRINSKY NORMAN	24225-250		1/31/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6049																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	R - REAR		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	5 - 5th Floor
% Own:	0.441900015
Name:	34 - 6049

DEPRECIATION

Phys Cond:	GD - Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.3	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.30321288
Const Adj.:	1.02889705
Adj $ / SQ:	429.079
Other Features:	35761
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427540
Depreciation:	69689
Depreciated Total:	357851

COMMENTS

BK; 16978 PG; 523,Building Number 34.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	3	BRs:	1	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	514.89
Special Features:	0	Val/Su Net:	479.12
Final Total:	357900	Val/Su SzAd	479.12

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	747	429.080	320,522

Net Sketched Area:	747		Total:	320,522	
Size Ad	747	Gross Are	747	FinArea	747

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.A-0004-0504.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: